

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

March 13, 2014

Board member B. Mazade called the meeting to order at 4:11 p.m. and roll was taken.

MEMBERS PRESENT: L. Spataro, B. Mazade, S. Gawron, F. Peterson, S. Wisneski

MEMBERS ABSENT: Excused: J. Doyle, T. Michalski, B. Larson, B. Smith

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: T. Mills, 2350 S. Getty St; C. Walters, 2253 Continental

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of February 13, 2014 be approved, was made by F. Peterson, supported by S. Wisneski and unanimously approved.

PUBLIC HEARINGS

Hearing, Case 2014-05: Request to rezone the properties at 2306 & 2320 South Getty Street from B-4, General Business District to I-2 General Industrial District, by Timothy Mills. M. Franzak presented the staff report. Port City Architectural Signs operates their business at 2350 S. Getty Street. They manufacture signs at this location, which is zoned I-2, General Industrial, and they also own properties to the north at 2306 and 2320 S. Getty Street. Half of the parcel at 2320 is zoned I-2 and half of it is zoned B-4, General Business. The parcel at 2306 S. Getty Street is zoned B-4. They would like to have all of these properties zoned I-2 so that they can expand their operations. Both parcels measure roughly 0.4 acres with approximately 100 feet of road frontage each, and each parcel contains a building. There appears to be enough parking at this location for industrial uses. However, the applicant will still be required to apply for a site plan review on this property (staff review) because it is a change of use. Properties to the north of the subject parcels are zoned for business and residential; properties to the east are industrial. The properties to the west are located in Muskegon Heights and are mostly zoned for business. This area is on the border of the Medendorp Industrial Park. Notification was sent to property owners within 300 feet of these properties and staff had not received any comments. The Master Plan recommends keeping this area flexible in terms of business and industrial uses, and staff recommends approval of the rezoning to accommodate the growing business.

T. Mills stated that they had been in business at the current location for about seven years, and they were asking for the rezoning in order to expand their business. C. Walters lived nearby and was concerned about noise levels, and how the rezoning would affect his property. T. Mills stated that there should not be any additional noise, and there should be minimal impact on surrounding properties. C. Walters stated that he was not opposed to the request.

A motion to close the public hearing was made by S. Gawron, supported by F. Peterson and unanimously approved.

A motion that the request to rezone the properties located at 2306 and 2320 South Getty Street from B-4, General Business District to I-2, General Industrial District as described in the public notice, be recommended for approval to the City Commission, was made by L. Spataro, supported by S. Wisneski and unanimously approved.

OLD BUSINESS

None

OTHER

Zoning Ordinance update – M. Franzak informed Planning Commissioners that the next step in the zoning ordinance update was a public hearing to be held on March 26 at the Century Club ballroom.

L. Spataro had two comments regarding the update: He asked that staff be sure to include the southeast area of the downtown, near Pine and Spring Streets, when considering the zoning ordinance changes, and also to keep safeguards in place to keep the older large homes from being divided into apartments.

There being no further business, the meeting was adjourned at 4:22 p.m.